



3-4 Northumberland Place

Bath, BA1 5AR

Total Sales - 502 sq ft (46.61 sq m)

427 to 2,000 sq ft
(39.67 to 185.81 sq m)

- Busy Pedestrianised Street
- Close to Union Street
- Nearby retailers include Tiger, Lush, WHSmith's, Neal's Yard, Cafe Nero and Sobeys

Summary

Available Size	427 to 2,000 sq ft
Rent	£30,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Location

Bath is a city of international report, located approximately 100 miles west of London and 13 miles east of Bristol. The city is served by excellent transport links, including frequent train services to Bristol Temple Meads and London Paddington.

The property is situated on the busy pedestrianised street of Northumberland Place. Union Street, which forms the prime retail spine, is located a short walk away. Retails in the immediate vicinity include Tiger, Lush, WHSmith's, Neal's Yard, Cafe Nero and Sobeys, together with other retailers on Union Street. There is also a community of thriving independents on Northumberland Place itself and a number of jewellery and gift retailers including Rosarios, Wylde Jewellers, Coffever, Botanica Studio, Tea House Emporium and Jars Maze.

Description

The premises comprise a mid terraced Grade II Listed Georgian property built over basement, ground, first and second floors. The first, second and basement floors provide good open plan ancillary space with WC and kitchenette. The property benefits from a wide frontage onto Northumberland Place.

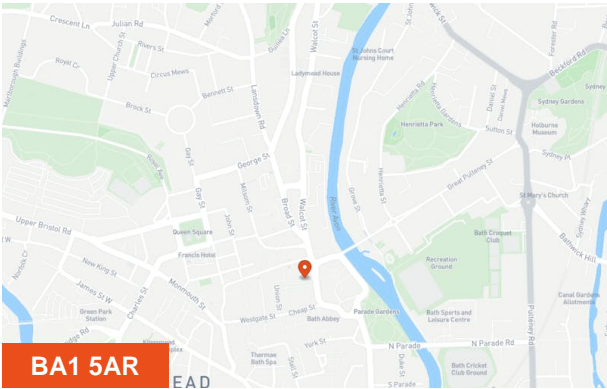
Accommodation

The accommodation has a net frontage of 8.57 m (28 ft) with the following approximate areas:

Name	sq ft	sq m
Basement	427	39.67
Ground - Sales	502	46.64
1st - Ancillary	480	44.59
2nd - Ancillary	591	54.91

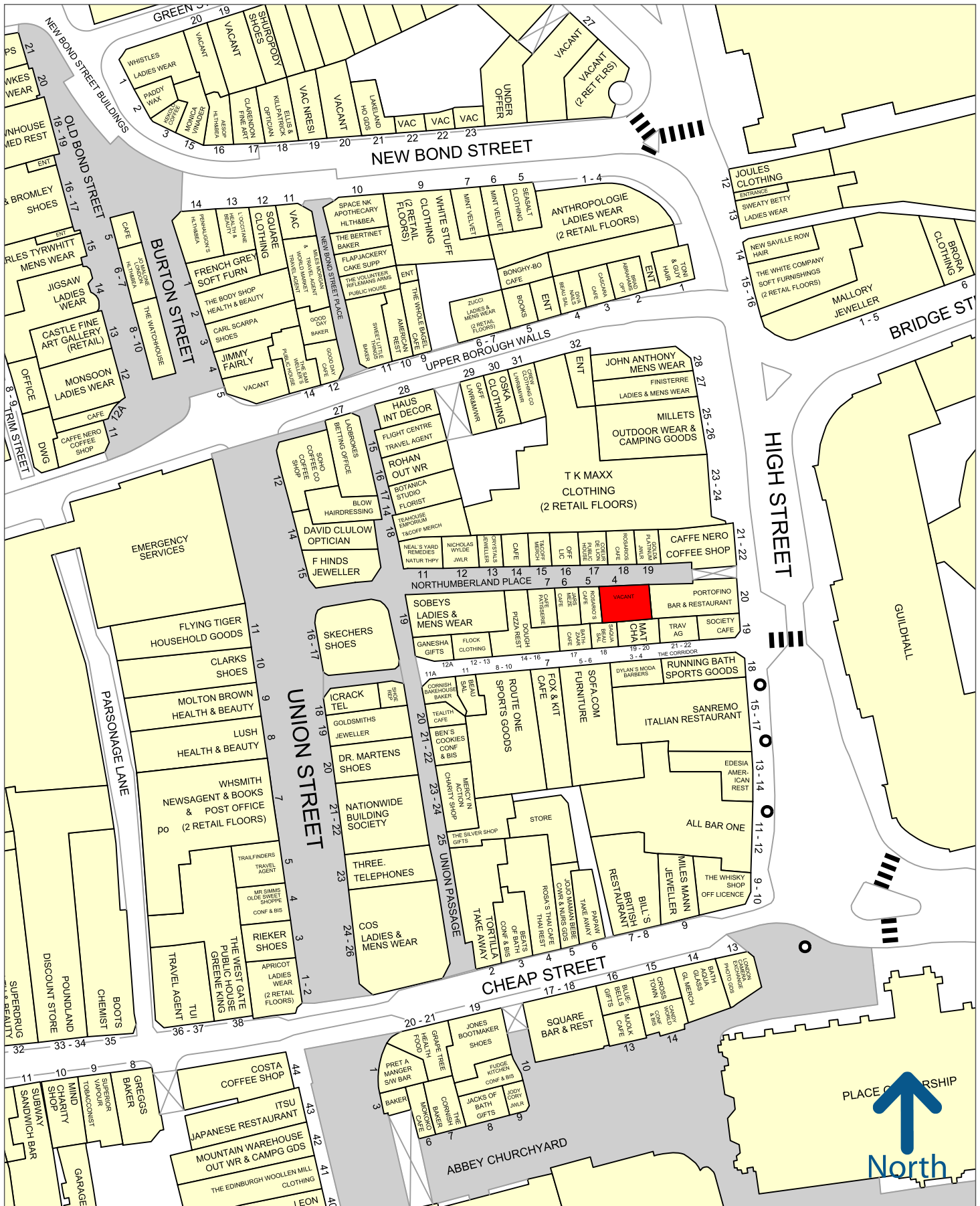
Tenure

The premises are available by way of a new effective full repairing and insuring Lease on terms to be agreed.



Viewing & Further Information

James Woodard
0117 946 4502 | 07753 302236
james.woodard@htc.uk.com



50 metres

Experian Goad Plan Created: 04/01/2024

Created By: Carter Jonas LLP

Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

